





West Street

Watchet TA23 0FD

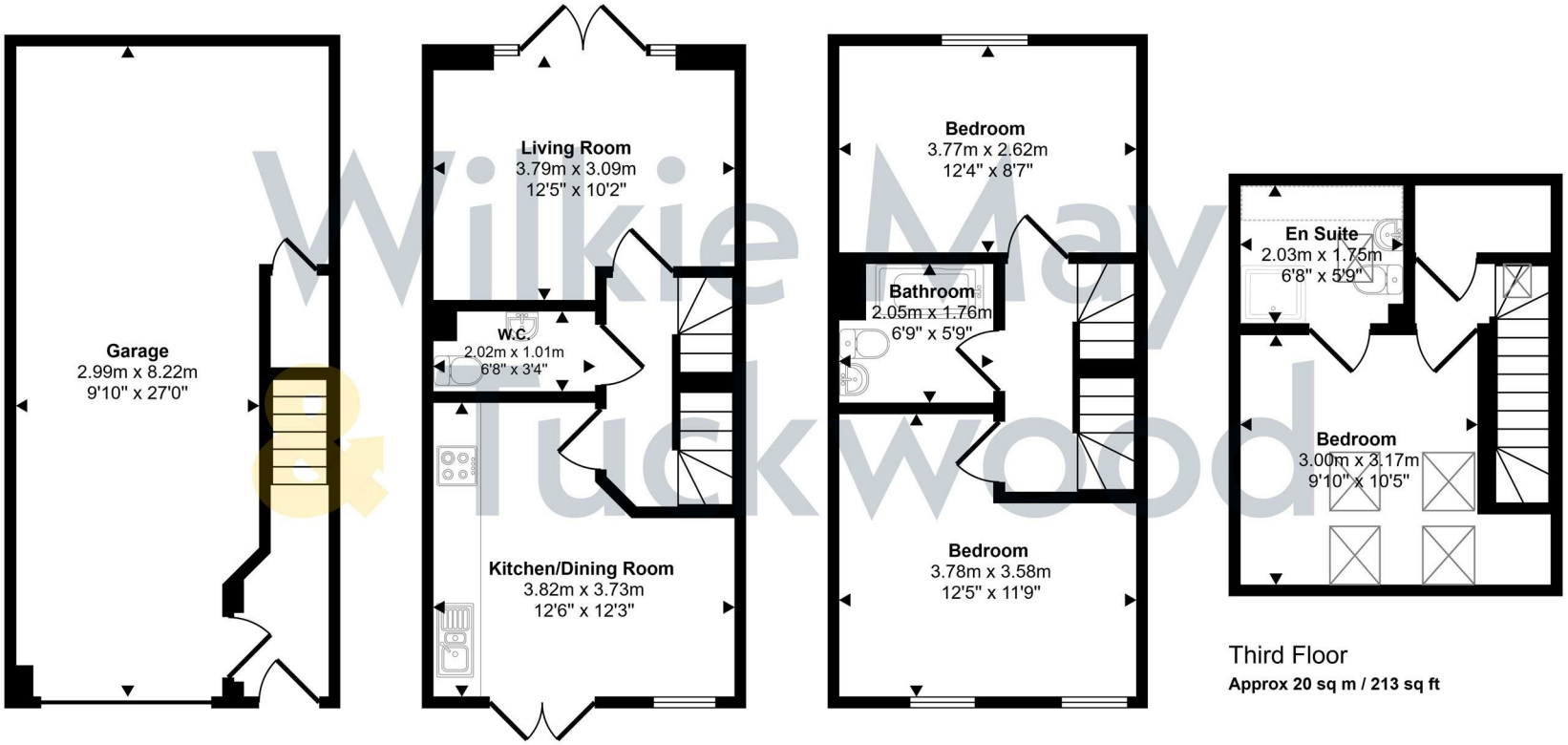
Price £259,950 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
115 sq m / 1234 sq ft



Ground Floor
Approx 33 sq m / 354 sq ft

First Floor
Approx 31 sq m / 331 sq ft

Second Floor
Approx 31 sq m / 335 sq ft

Third Floor
Approx 20 sq m / 213 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

Description

A modern three bedroom, three storey townhouse, with a large garage, south facing garden and sea views.

- No Onward Chain
- Garage
- En-Suite Bedroom
- Timber Framed Double Glazing
- Gas Fired Central Heating
- Solar Panels
- Sea Views

The property comprises a terraced house, built by Messrs Regal Heritage of Chudleigh, Devon, as part of a small development within easy walking distance of the town centre, the Marina and our coastline. The property has been run as a holiday let and can be available fully furnished (minus personal effects) if desired. Alternatively, the property makes a comfortable family home, with the benefit of full timber framed double glazing, gas central heating, solar panels, a large Garage, Sea Views and a south facing garden. No Onward Chain.

The accommodation in brief comprises; Part glazed composite door into Entrance Hall; door into Garage; with power and lighting, roller door, space and plumbing for a washing machine and tumble dryer. Stairs from the Entrance Hall rise to the first-floor landing, door into the Living Room; aspect to rear, French doors to the rear garden. Kitchen/Dining Room; L Shaped; has a range of high gloss-coloured cupboards and drawers under a granite effect squared edge worktop, with inset one and a half bowl sink and drainer, mixer tap over, four ring gas hob with extractor fan over, fitted electric oven, integrated dishwasher, integrated fridge. Separate WC; low level WC, pedestal wash basin. Stairs to the 2nd floor; Bedroom 2; with aspect to the rear. Bedroom 3; aspect to the front. Family Bathroom; with white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, light and shaver point. Stairs to En-Suite Principal Bedroom; half landing with cupboard housing gas fired Glow Worm boiler with modern Gledhill stainless steel hot water cylinder. Bedroom; with Velux windows, far reaching sea views, hatch to the roof space, door into En-Suite Shower Room; with low level shower tray, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Velux window.

OUTSIDE: The property has the benefit of an enclosed south facing garden laid to paving and chipping for ease of maintenance along with rising beds and a decking platform enjoying far reaching views to the sea over the town.

ESTATE MANAGEMENT CHARGE: There is an estate management fee payable once a year of approximately £100 per annum.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking for two vehicles within the garage and additional visitors spaces allocated for the use of all residents.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location











IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 12th November 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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